

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner III

SUBJECT: Delegation Request: DG 7-4-06/05-537/Three Oaks Business Center/5951 Orange Drive/Generally located between Orange Drive and Southwest 44th Court, and between Southwest 60th Avenue and Southwest 59th Avenue.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING TO VACATE THE NON-VEHICULAR ACCESS LINE ON THE "DAVIE TROPICANA REPLAT," AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner is requesting to vacate the Non-Vehicular Access Line (NVAL) on the "Davie Tropicana Replat." This request directly affects the southern plat limits and is needed to ensure that the plat access opening is consistent with the proposed "Three Oaks Business Center" site plan.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Justification letter, Sketch and Description, "Davie Tropicana Replat," Future Land Use Map, Aerial, Zoning, & Subject Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING TO VACATE THE NON-VEHICULAR ACCESS LINE ON THE "DAVIE TROPICANA REPLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plats known as "Davie Tropicana Replat" recorded in Plat Book 165 of plats at page 12 of the public records of Broward County; and,

WHEREAS, the petitioner has a site plan application known as "SP 5-2-05/Three Oaks Business Center" to develop the subject site with commercial use; and,

WHEREAS, the petitioner desires to amend the said plats in accordance with the approved site plan; and,

WHEREAS, the petitioner requests to vacate the recorded Non-Vehicular Access Line (NVAL) with said plat.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the delegation request to vacate the recorded Non-Vehicular Access Line (NVAL) on "Davie Tropicana Replat." The proposed modification being specifically described in the planning exhibits attached hereto.

SECTION 2. This resolution shall be recorded in the Broward County public records.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

**Three Oaks Business Center
Delegation Request For
Modifications to "Davie Tropicana Replat"
NON-VEHICULAR ACCESS LINE
JUSTIFICATION STATEMENT**

The petitioner is requesting to modify the non-vehicular access line which was recorded along the southern property line in conjunction with the recording of the access easement on Orange Drive. The request is to vacate the NVAL along the corner chord and southern property line including the ingress-egress easement and to subsequently rededicate it consistent with the relocated property line and access easement.

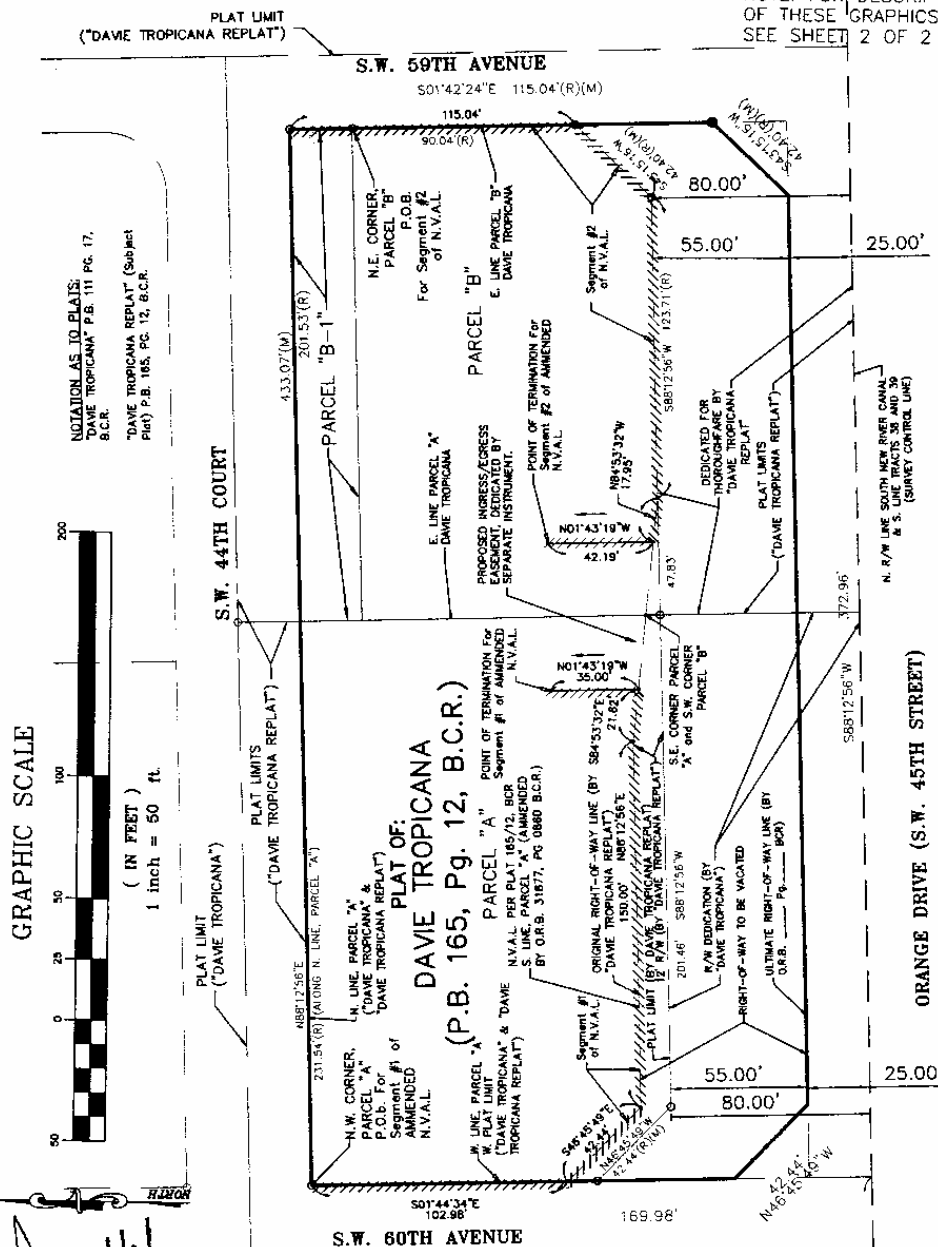
As a condition of approval of the plat modification to grant access to Orange Drive, the Broward County Commission required recordation of an access easement including a non-vehicular access line along the Orange Drive boundary and associated corner chords, north along SW 59th and SW 60th Avenues and along the ingress-egress easement except for the north 30 feet. This NVAL is depicted on the Sketch and Description recorded in OR Bk 32033 at Pg 1107.

Modification of the NVAL is needed in association with the proposed vacation of Orange Drive right-of-way and the proposed relocation of the access easement. The attached legal sketch and description describes the portion of the NVAL, along the corner chords and southern boundary, which would no longer be consistent with the site perimeter.

After approval of the site plan and vacation requests, in conjunction with the replacement access easement, a replacement NVAL will be recorded which will extend along the east and west perimeters, relocated corner chords and southern boundary and along the relocated access easement except for the northern 30 feet, or as otherwise established by staff.

(AMMENDED NON-VEHICULAR-ACCESS-LINE, TO BE VACATED)

NOTE: FOR DESCRIPTION
OF THESE GRAPHICS,
SEE SHEET 2 OF 2



FRANCISCO A. AGUIRRE, P.E., P.L.S.
REGISTERED LAND SURVEYOR No. 3354
STATE OF FLORIDA

SCALE: 1" = 50' DRAWN BY: XFA

A E E D G
ASSOCIATED ENGINEERS and SURVEYORS DESIGN GROUP, INC.
 CIVIL ENGINEERS, ARCHITECTS, STRUCTURAL ENGINEERS,
 SURVEYORS, MAPPERS and PLANNERS
 SOUTH FLORIDA AND TREASURE COAST
 Main Office 7021 NW 4TH STREET, SUITE 212B
 PLANTATION, FLORIDA 33351

REVISIONS/UPDATES:

DATED: 06/12/06

PROJECT No.: 05-047

REFERENCE PROJECT No.: 03-569

FOR:
**THREE OAKS
BUSINESS PARK**
DAVIE BROWARD COUNTY FLORIDA

PROJECT: VACATION OF:
AMMENDED
NON-VEHICULAR-
ACCESS-LINE

EXHIBIT "A" SKETCH and DESCRIPTION

SHEET 2 OF 2

(AMMENDED NON-VEHICULAR-ACCESS-LINE, TO BE VACATED)

NOTE: FOR THE GRAPHICS
CORRESPONDING TO THIS
DESCRIPTION, SEE SHEET 1
OF 2

DESCRIPTION OF AMMENDED NON-VEHICULAR-ACCESS-LINE TO BE VACATED:

THE AMMENDED NON-VEHICULAR-ACCESS-LINE, AS DESCRIBED AND SHOWN IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 31877, AT PAGE 0860 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE SITUATED ALONG PORTIONS OF THE BOUNDARIES OF PARCELS "A" AND "B" OF "DAVIE TROPICANA REPLAT", ACCORDING TO PLAT BOOK 165, PAGE 12, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID AMMENDED NON-VEHICULAR-ACCESS-LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEGMENT # 1 OF THE AMMENDED NON-VEHICULAR-ACCESS-LINE:

BEGIN AT THE NORTHWEST (NW) CORNER OF SAID PARCEL "A" OF "DAVIE TROPICANA REPLAT", THENCE SOUTH $01^{\circ}44'34''$ EAST ALONG THE WEST LINE OF SAID PARCEL "A", SAID LINE ALSO BEING THE WEST (W) PLAT LIMIT OF SAID "DAVIE TROPICANA REPLAT", FOR A DISTANCE OF 102.98 FEET; THENCE SOUTH $46^{\circ}45'49''$ EAST ALONG A SOUTHERLY (S'y) LINE OF SAID PARCEL "A", FOR A DISTANCE OF 42.44 FEET, THENCE NORTH $88^{\circ}12'56''$ EAST ALONG A SOUTHERLY (S'y) LINE OF PARCEL "A", FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH $84^{\circ}53'32''$ EAST, FOR A DISTANCE OF 21.62 FEET ALONG A SOUTHERLY (S'y) LINE OF PARCEL "A"; THENCE NORTH $01^{\circ}43'19''$ WEST, FOR A DISTANCE OF 35.00 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED SEGMENT #1 OF THE AMMENDED NON-VEHICULAR-ACCESS-LINE.

TOGETHER WITH:

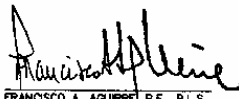
SEGMENT # 2 OF THE AMMENDED NON-VEHICULAR-ACCESS-LINE:

BEGIN AT THE NORTHEAST (NE) CORNER OF SAID PARCEL "B" OF "DAVIE TROPICANA REPLAT", THENCE SOUTH $01^{\circ}42'24''$ EAST ALONG THE EAST LINE OF SAID PARCEL "B", FOR A DISTANCE OF 115.04 FEET; THENCE PROCEED SOUTH $43^{\circ}15'16''$ WEST ALONG A SOUTHERLY (S'y) LINE OF PARCEL "B", FOR A DISTANCE OF 42.40 FEET; THENCE SOUTH $88^{\circ}12'56''$ WEST ALONG A SOUTHERLY (S'y) LINE OF PARCEL "B", FOR A DISTANCE OF 123.71 FEET; THENCE PROCEED NORTH $84^{\circ}53'32''$ WEST ALONG A SOUTHERLY (S'y) LINE OF PARCEL "B", FOR A DISTANCE OF 17.95 FEET; THENCE NORTH $01^{\circ}43'19''$ WEST, FOR A DISTANCE OF 42.19 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED SEGMENT # 2 OF THE AMMENDED NON-VEHICULAR-ACCESS-LINE.

SAID LINE SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINATION
P.B. = PLAT BOOK
P.G. = PAGE
B.C.R. = BROWARD COUNTY
O.R.B. = OFFICIAL RECORDS BOOK


FRANCISCO A. AGUIRRE, P.E., P.L.S.
REGISTERED LAND SURVEYOR No. 3364
STATE OF FLORIDA

REVISIONS/UPDATES:

DATED: 06/12/06

PROJECT No.: 05-047

SCALE: 1" = 20'

DRAWN BY: XFA

CHECKED BY: XFA & FAA

REFERENCE PROJECT No.: 03-569


ASSOCIATED ENGINEERS and SURVEYORS DESIGN GROUP, INC.
CIVIL ENGINEERS, ARCHITECTS, STRUCTURAL ENGINEERS,
SURVEYORS/MAPPERS and PLANNERS
SOUTH FLORIDA and TREASURE COAST
Main Office: 7502 NW 4th STREET, SUITE 212B
PLANTATION, FLORIDA 33317
PHONE: (954) 318-8770 FAX: (772) 380-8366 (954) 318-8720

FOR:
**THREE OAKS
BUSINESS PARK**
DAVIE BROWARD COUNTY FLORIDA

PROJECT: VACATION OF:
**AMMENDED
NON-VEHICULAR-
ACCESS-LINE**

Exhibit (“*Davie Tropicana Replat*”)

"DAVIE TROPICANA REPLAT"

1. SURFACE OF PARCEL "A" OF "DAVIS TRACT" (PLAT BOOK 111, PAGE 17 B. C. R.) TOGETHER WITH A PORTION OF TRACT 39 IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 42 EAST, OF EXCELSIOR LAND SALE, COUNTY OF SIOUX, STATE OF SOUTH DAKOTA, BEING THE SAME AS DESCRIBED IN PLAT BOOK 2, PAGE 111, OF THE SAME RECORD.

RECEIVED 10/18/84 10:06 AM
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

is, witness appear, I, Larry S. Buckett, made of my
and this day of June, A. D. 1990.

Larry S. Buckett
Witness to and for me (Gall)

I hereby certify that on this day personally appeared before me
 _____, a _____ of the County of _____
 State of _____, duly qualified and authorized to administer
 oaths, and that he or she has acknowledged to me the foregoing
 instrument as his or her free and voluntary act and deed.

My commission expires _____ day of _____, 20____.

Signature of my predecessor and official seal: _____

[illegible]

I hereby certify that on this day personally appeared _____ of Florida County of _____, Florida, being of legal age and of sound mind, who executed the foregoing instrument of dedication, he is personally known to me as the said _____.

 Notary Public in and for the State of Florida, my commission expires _____ A.D. 19____.

 Notary Public in and for the State of Florida, my commission expires _____ A.D. 19____.

My commission expires _____
 DECEMBER 31, 1968
 Secretary Public - State of Florida

1101 NW 50TH ST., SUITE 200, MIAMI, FL 33142

[illegible]

I, Don L. Sawyer
 of the County of Franklin State of Ohio
 do hereby certify that on this day personally
 appeared before me PETER VANNOY and
JOHN J. HANCOCK, Notary Public for said County,
 who being duly sworn, depose and say that
JOHN J. HANCOCK is the Vice President of the
United Brotherhood of Carpenters and Joiners of America,
 Local Union No. 1000, and that the said
JOHN J. HANCOCK is duly qualified to execute
 the powers of a Notary Public in and for
 said County of Franklin, State of Ohio.
 Witness my hand and the seal of said
 County at Columbus, Ohio, this 10th day
 of April, 1922.
 Notary Public for said County.
JOHN J. HANCOCK
 Vice President


[illegible]

Date

Sgt. J. L. Williams - State of Florida

JAMES WILLIAMS

DEPT. OF CORRECTIONS
STATE OF FLORIDA
ISSUED August 16, 1980

[illegible][illegible][illegible]

18-00000 - U.S.
My commission expires 3-1-93
Date
Notary Public - State of Florida
Carol A. H. [Signature]

[illegible]

Cheryl J. Hardy Santa Victoria Maria J. Davis - Pro

15. I hereby certify that on this day personally appeared before me _____, _____, a Florida appointee, who gave the foregoing plan and instrument of dedication.

Witness my signature and official seal at _____ County, Florida, this _____ day of _____, 19____.

Notary Public

Paul P. Shanks

Notary Public, State of Florida, Commission Expires _____, 19____.

[illegible]

Robert P. Cox
 _____ day of _____, 19____
 Dated at Rimelake Place, Rimelake County, Rimelake this 23rd day of _____, 19____

Revised by
Professional Surveyor and Mapper
State of Florida Department of Transportation

MAILING LIST
MILLER, LOU and JAMES L. JR.,
1600 North Douglas Road, Oklawaha, Florida
32854

[illegible]

AD-1617920-47 10/11/84

ADMINISTRATIVE SERVICES SECTION
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

RECORDED - 10/11/84
INDEXED - 10/11/84

THIS DOCUMENT IS UNCLASSIFIED
DATE 10/11/84 BY SP-1 JLM/STP

10/11/84

TO: SAC, NEW YORK (100-388611)
FROM: SAC, NEW YORK (100-388611) (P)
SUBJECT: [REDACTED]
RE: [REDACTED]

U.S. 15082

INTERNATIONAL TELEGRAPHIC COMPANY
TELEPHONE 1-800-551-1508
CITY CARIBBEAN

My Car Daily

By: *Howard Lee* Date: *6/22/78*

Head of Office Registration
Florida P.C. Registration No. 12000

THIS PILOT IS APPROVED AND MONITORED FOR REGISTRATION

RECORDS, CREDIT DEPARTMENT OF AERONAUTICS, MARSHALL AIR, WRIGHT, MAINE/MIAMI

THIS PILOT IS APPROVED AND MONITORED FOR RECORD THIS DATE OF

FOR PLANNING AND ZONING BOARD

DATE: 11/27/85

This is to certify that this plant was discovered and brought to the Taro Cane
 Dept. of Agriculture, Florida by resolution adopted this 1st day of October 1941
 at San Bernardino across James H. Buel

LESS THAN 1000 LIGHTS

CENTRAL BUREAU WATER CONTROLS DISTRICT
 This Plot is approved and accepted for record.
 Date Oct. 3, 1995 District Secretary [Signature]
 Chairman [Signature] Date 6-17-98

NOTARY VOID	NOTARY	NOTARY	NOTARY
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Exhibit (*Future Land Use Map*)

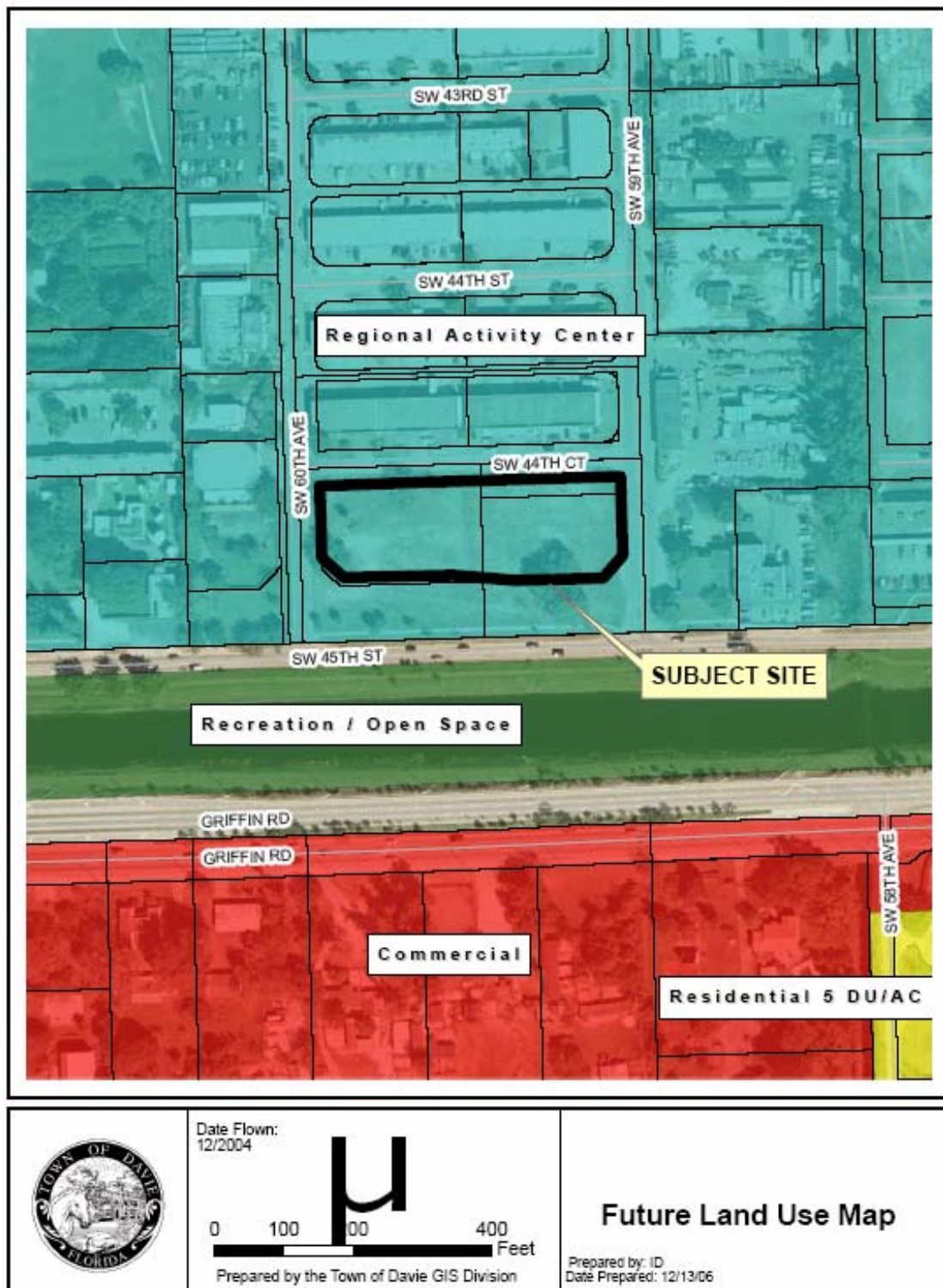
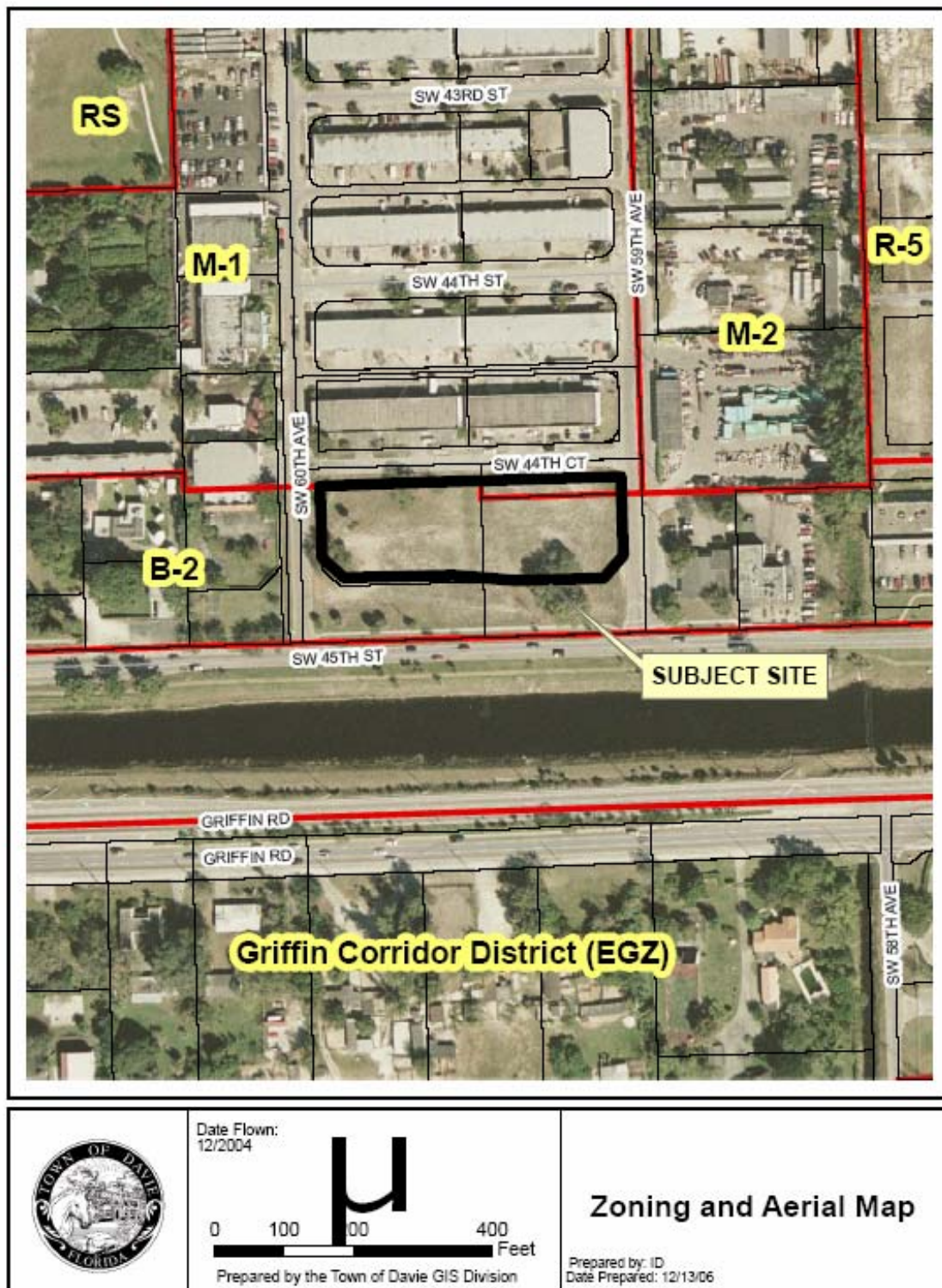


Exhibit (Aerial, Zoning, and Subject Site Map)



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